



# 14, West View

Letchworth Garden City,  
Hertfordshire, SG6 3RQ

Offers in excess of **£280,000**

country  
properties



Three bedroom end terrace house in need of a total refurbishment and modernising throughout. Offered with vacant possession - No upper chain. Gas central heating and double glazed windows. Dual aspect lounge and spacious kitchen. Ground floor bathroom. Three good size first floor bedrooms. Large mature rear garden. Leasehold 900 years.

## Ground Floor

### Entrance Hall

Stairs to the first floor.

### Lounge/Dining Room

15' 11" x 11' 9" (4.85m x 3.58m)

Dual aspect with double glazed windows to the front and rear aspects. Radiator.

### Kitchen

10' 6" x 8' 11" (3.20m x 2.72m)

Some fitted units and a single drainer sink unit. Double glazed windows to the rear and side. Understairs cupboard. Door to the rear garden.

### Ground Floor bathroom.

6' 0" x 5' 6" (1.83m x 1.68m)

Low level wc, wash basin and panelled bath. Double glazed window to the front aspect.

## First Floor

### Landing

Access to the loft space. Double glazed window to the rear.

### Bedroom One

15' 11" x 11' 9" (4.85m x 3.58m)

Double glazed windows to the front side and rear. Two radiators. Large cupboard housing the gas central heating boiler.

### En-Suite

Comprising a low level wc and a wash basin. Double glazed window to the side aspect.

### Bedroom Two

11' 9" x 8' 1" (3.58m x 2.46m)

Double glazed window to the front aspect. Radiator. Built in cupboard.

### Bedroom Three

8' 9" x 7' 7" (2.67m x 2.31m)

Double glazed window to the rear aspect. Radiator.

## Outside

### Gardens

Both the front and rear gardens are mature with trees and shrubs.





## Agents Note

All offers must be submitted in writing using the tender form and sent to – Davies King Chartered Surveyors, 5 Gernon Walk, Letchworth Garden City, Herts, SG6 3HW. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS in a sealed envelope clearly marked '14 West View, Letchworth, Herts SG6 3RQ– OFFER'. ONLY OFFERS RECEIVED IN THIS WAY WILL BE CONSIDERED.

## Agents Note

All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The sale of the property by Informal Tender does not restrict the vendor from considering any pre-tender offers or from withdrawing the property from the tender process prior to the tender date. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.

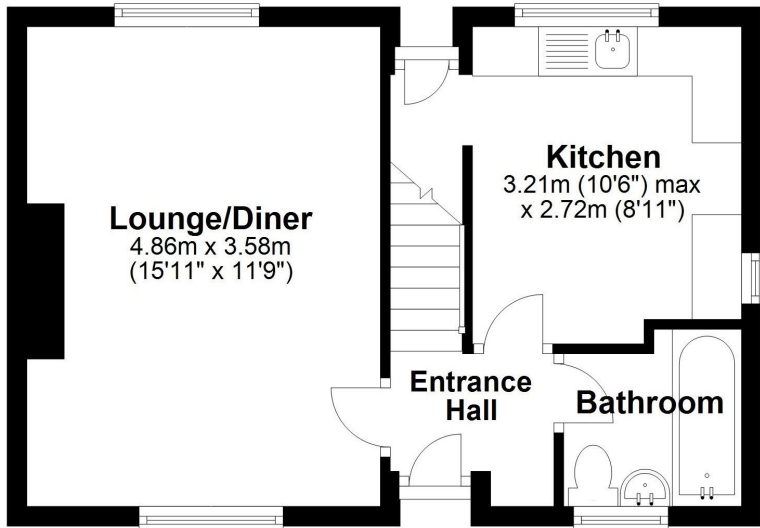
## Agents Note

The property was part of a stock transfer from North Herts District Council in 2003 and is subject to overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. Full details will be provided with the title pack

The successful purchaser will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter.

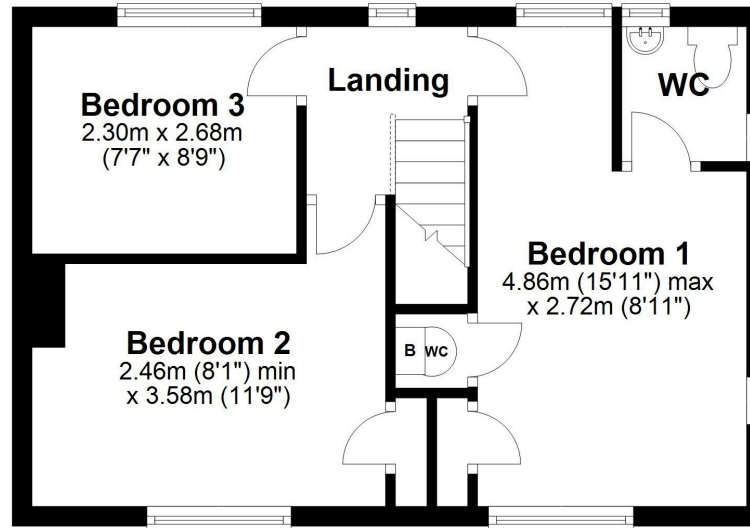


Total area: approx. 69.4 sq. metres (747.3 sq. feet)



### Ground Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



### First Floor

Approx. 35.1 sq. metres (378.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: [simon.ellmers@country-properties.co.uk](mailto:simon.ellmers@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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